



MEMORANDUM

TO: District Board of Zoning Adjustment 2013 JUL 23 PM 3:32

FROM: Stephen Cochran, Case Manager
Joel Lawson, Associate Director Development Review

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18596

DATE: July 23, 2013

EXHIBIT NO. 26

SUBJECT: BZA Application 18596 – Area Variance Requests for 2200 – 2202 14th Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

Community Three Development, LLC has requested five variances for the proposed renovation of a two-story commercial building in the Arts/C-3-A zone, and construction of an addition behind, atop and to the south of the existing structure. The site is located on the northwest corner of 14th and W Street N.W.

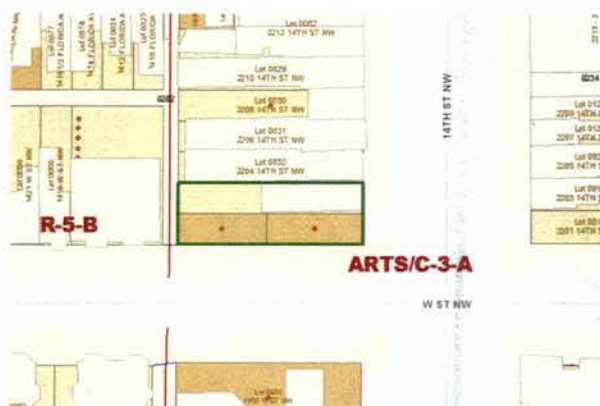
The Office of Planning (OP) **recommends approval of the following variance relief:**

- § 2101.1, Parking, residential (1:2, i.e. 9 spaces required, 1: 6, i.e. 4 proposed);
- § 2115.2, Percent of compact spaces (up to 40% of at least 25 total spaces, 100% of 2 spaces proposed);
- § 2115.3, Minimum number of consecutive compact parking spaces (at least 5 required, 1 proposed);
- §§ 772.1 & 2604.2, Lot Occupancy (80% permitted with IZ, 92.5% proposed);
- § 774.1, Rear Yard (13.5 feet required, 9.0 ft. proposed).

II. AREA AND SITE DESCRIPTION

Address: 2200 – 2202 14 th St. NW	Legal Description: Sq. 202, Lots 827, 827, 33	Ward: 1	ANC: 1B
Historic District: Greater U Street	Zoning: Arts/C-3-A		
Lot Characteristics	Flat rectangular lot with a 10-foot wide public alley in rear		
Existing Development	2202 14 th NW contains a 2 story commercial structure contributing to the historic district. 2200 14 th Street, NW is a vacant corner lot.		
Adjacent Properties: North: 3-story commercial building; South: W St.; East: 14th St., commercial buildings; West: public alley, R-5-B residences.	Neighborhood Character: 14th Street, between U Street and Florida Avenue, N.W. contains a mix of high density apartments, low and moderate density retail uses, and medium and high-density office uses. The areas on either side of the corridor are primarily moderate density housing.		

III. PROJECT DESCRIPTION



Community Three Development, LLC proposes to renovate a two-story commercial building on the northwest corner of 14th and W Street N.W and construct an addition behind, atop and to the south of the existing structure. The 22,500 square foot building would be six stories tall, with a substantial setback from the fifth floor on all non-party walls. There would also be a setback from the third to 5th floors of the 14th Street façade, atop the existing building. 2,225 square feet of ground floor retail space would be



entered from 14th Street. The 18 residential units would be entered from W Street.

The three to four proposed parking spaces would be located on the ground level, under the addition's second story, and would be entered off of the rear alley. The ground level would also contain bicycle parking, an enclosed trash room, and retail space, which would continue into the basement level of the existing building.

IV. ZONING REQUIREMENTS

ARTS/C-3-A Zone	Existing	Regulation	Proposed	Relief
Lot Area	4,800 sf	n/a	4,800 sf	None required
Lot Width	40 ft.	n/a	40 ft.	None required
Lot Occupancy (§§ 772.1 & 2604.2)	27%	80% (w/IZ)	92.5%	12.5%
Height § 1902.1	22 ft.	75 ft. max. if: - Total w/roof structure ≤ 83.5 ft. - 1:1 setback above 50 ft., abutting residential zone at rear	66 ft., including penthouse	None required
Floor Area Ratio §§ 1904.1 ¹ & 2604.2	0.54	5.0 w/ IZ residential and ground floor retail	5.0	None required
Rear Yard § 774.1	55 ft.	2.5 ft. / 1 ft. vertical height 13.5 ft. minimum	9 ft.	5.5 ft.
Parking § 2101.1 Compact spaces §§ 2115.2, § 2115.3	0 spaces	9 spaces for additions 40% of at least 25 overall spaces in row of at least 5	3 spaces, All compact, with rows less than 5	Required Required Required
Loading § 2201	n/a	n/a	n/a	None required
Court, Open	None	15 ft. width, minimum	15 feet	None required

V. OP ANALYSIS

a. Exceptional Situation Resulting in a Practical Difficulty

§§ 2101.1, 2115.2, 2115.3 -- Number, Size and Arrangement of Full-Size and Compact Parking Spaces: Although the applicant hopes to provide four parking spaces, uncertainties about ADA parking requirements have led to the request to provide as few as three spaces. The applicant has demonstrated that the existing two-story plus basement historic building, which must be retained on the property, constitutes an exceptional situation that results in a practical difficulty in meeting § 2101.1. Due to the size of the property and the location of this historic structure, construction of parking spaces and ramps below either the existing building or the proposed addition building is not practical without the removal of the existing historic building due to the location of the footings supporting it.

§§ 772.1& 2604.2 -- Lot Occupancy; § 774.1 -- Rear Yard: The applicant has stated that the preservation of the historic building limits lot occupancy above the second floor of the new construction to 67.5%, in a zone that would otherwise permit 80% lot occupancy. The applicant requests the 92.5% lot occupancy to achieve the same amount of development on the 2nd to 5th floors as would have been permitted as a matter of right if there were not a historic structure on the site. The applicant states that the preservation of the existing structure plus requirements for new corridors, egress stairs and elevators the requested lot occupancy relief and the rear yard relief that is needed to achieve the lot occupancy relief.

¹ IZ permits up to 4.8; § 1904.1 permits preferred use bonus density up to 0.5, up to a cap of 5.0

b. No Substantial Detriment to the Public Good or the Zoning Regulations

§ 2101.1, §§ 2115.2, 2115.3 -- Parking and Compact Parking Spaces The applicant has demonstrated there is not likely to be substantial detriment to the public good or the zoning regulations in granting the requested relief. The property is well-served by a variety of transportation options. It is located three blocks from the U Street/Cardozo Metrorail station on the Green/Yellow Line and 14th Street is served by one Circulator and three Metrobus routes. The site has a transit score of 90 and a walk score of 98 from walkscore.com. Recent demographic trends indicate the neighborhood is becoming less automobile-dependent. The ANC has voted to support the requested relief.

§§ 772.1& 2604.2, Lot Occupancy; § 774.1, Rear Yard: The applicant has not addressed this for the requested lot occupancy and rear yard relief. OP notes, however, that if the relief were granted, the applicant's new construction would be 19 feet from the limited number of side windows on the new four-story multi-family building on the west side of the 10 foot alley. It is not unusual for residential windows in this historic district to be this distance, or less, from each other. Upper stories would provide the required lot occupancy and the step-backs required by the zone would provide a building bulk generally not inconsistent with that anticipated for this zone.

VI. HISTORIC PRESERVATION

The Historic Preservation Review Board (HPRB) gave unanimous concept approval to the applicant's plans on April 14, 2013, finding them to be compatible with the U Street Historic District.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation (DDOT) will be sending comments under separate cover.

VIII. COMMUNITY COMMENTS

ANC 1 B voted unanimously on April 4, 2013 to recommend approval of all requested relief. The Meridian Hill Neighborhood voted unanimously in support of the relief on March 19, 2013.